

Attorney or Party Name, Address, Telephone &amp; FAX Numbers, and California State Bar Number

FOR COURT USE ONLY

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**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA**

In re:

B SQUARED, INC. dba ALL CALIFORNIA FUNDING,

Debtor(s).

CASE NO.: 1-09-BK-12590-G

**NOTICE OF SALE OF ESTATE PROPERTY****Sale Date:** 1/26/10**Time:** 10:00 a.m.**Location:** Courtroom "303", 21041 Burbank Blvd., Woodland Hills, California 91367Type of Sale: ☒ Public ☐ Private

Last date to file objections:

1/26/10

Description of Property to be Sold: Real property located at 10808 Kling Street, Toluca Lake, CA which has an  
unfinished building with five town homes / condominiums. No certificate of occupancy has been obtained. Building is 95%  
complete. Prior tract map expired in 2006 during the foreclosure process. After foreclosure, Debtor, on behalf of investors  
attempted to complete building with available funds.

Terms and Conditions of Sale: Sale of property is "as is / where is" condition with all faults. Sale must close  
within 15 days of sale hearing. Sale hearing is 1/26/10 at 10:00 a.m. Overbids must be submitted by 12 p.m. PST on  
1/22/10. Debtor will file winning overbid, if any, with Court on 1/25/10.

Proposed Sale Price: \$1.4 million cash

Overbid Procedure (If Any): Overbids in \$50,000 increments. Minimum overbid is \$1.45 million. Deadline  
to submit overbids is 12 p.m. PST on 1/22/10. \$250,000 deposit - cashier's check or wire transfer.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Joe Penich / REMAX Commercial (Broker)14724 Ventura Blvd., 6th Floor, Sherman Oaks 91403Ph: (818) 385-1820, Fax: (818) 337-0347, joepenich@aol.comSusan Sefflin / Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLPCounsel for Debtor - Contact information aboveDate: 1/20/10

In re B SQUARED, INC. dba ALL CALIFORNIA FUNDING,  Debtor(s).	CHAPTER: 11  CASE NO.: 1-09-BK-12590-G
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**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11400 West Olympic Blvd., Ninth Floor  
LA, CA 90064-1565

A true and correct copy of the foregoing document described as Notice of Sale of Estate Property will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d), and **(b)** in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On 1/20/10 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

- Simon Aron saron@wrslawyers.com
- David K. Eldan malvarado@pmcos.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- S Margaux Ross margaux.ross@usdoj.gov

☐ Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL** (indicate method for each person or entity served):

On 1/20/10 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 1/20/10 I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

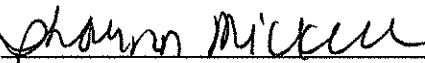
The Honorable Geraldine Mund

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

1/20/10  
Date

Sharon Mickell  
Type Name

  
Signature

Notice of Sale of Estate Property

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**ADDITIONAL SERVICE INFORMATION** (if needed):

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